

**TOWN OF DAVIE  
TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Bruce Taylor, Utilities Director 954-327-3741

**PREPARED BY:** Le Nguyen, P.E., Acting Town Engineer (954) 797-1193

**SUBJECT:** Resolution

**AFFECTED DISTRICT:** 2

**ITEM REQUEST:** Schedule for Council Meeting

**TITLE OF AGENDA ITEM:** QUIT CLAIM DEED - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE MAYOR TO ACCEPT A QUIT CLAIM DEED FOR RIGHT-OF-WAY FROM DAVIE ACRES LLC; AND PROVIDING FOR AN EFFECTIVE DATE.

**REPORT IN BRIEF:** This resolution will provide the Town adequate right-of-way for SW 76 Avenue. During a platting process with Broward County, the property owner realized that the 15' road right-of-way as described in the attachments has not been dedicated to the Town. The property owner wishes to transfer the right-of-way to the Town by a quit claim deed.

**PREVIOUS ACTIONS:** N/A

**CONCURRENCES:** N/A

**FISCAL IMPACT:** not applicable

Has request been budgeted? n/a

If yes, expected cost: \$

Account name and number:

If no, amount needed: \$

What account name and number will funds be appropriated from:

Additional Comments:

**RECOMMENDATION(S):** Motion to approve resolution

**Attachment(s):** Resolution, Legal Description and Sketch, Quit Claim Deed

RESOLUTION \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA,  
AUTHORIZING THE MAYOR TO ACCEPT A QUIT CLAIM DEED  
FOR RIGHT-OF-WAY FROM DAVIE ACRES LLC: AND  
PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a Quit-Claim Deed has been submitted to the Town donating right of  
way; and

WHEREAS, the Town of Davie desires to obtain this right-of-way for SW 76<sup>th</sup>  
Avenue from Davie Acres LLC;

WHEREAS, it is in the best interest of the Town to acquire the right-of-way by  
accepting a Quit Claim Deed;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN  
OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby authorize the  
Mayor and Town Administrator to accept a Quit Claim Deed, a copy of which is attached.

SECTION 2. The Resolution shall take effect immediately upon its passage and  
adoption

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

ATTEST:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2010



GENERAL CONTRACTING • LIC #QB-0015697  
DESIGN / BUILD • CONSTRUCTION MANAGEMENT  
CONSULTING ENGINEERS • PLANNERS • SURVEYORS  
LB #7024

5230 SOUTH UNIVERSITY DRIVE, SUITE 104  
DAVIE, FLORIDA 33328  
OFFICE: 954-680-6533 • FAX: 954-680-0323

## - SKETCH AND DESCRIPTION -

NOTE: THIS IS NOT A SURVEY.

TRACT 45  
EVERGLADES SUGAR AND LAND COMPANY'S  
SUBDIVISION OF SECTION 33, TOWNSHIP 50  
SOUTH, RANGE 41 EAST  
P.B. 3, PG. 67, D.C.R.

15' RIGHT-OF-WAY PER  
D.B. 523, PG. 327, B.C.R.

S 87°46'45" W  
15.00'

TRACT LINE

TRACT 52  
EVERGLADES SUGAR AND LAND COMPANY'S  
SUBDIVISION OF SECTION 33, TOWNSHIP 50  
SOUTH, RANGE 41 EAST  
P.B. 3, PG. 67, D.C.R.

S 01°54'02" E 331.45'

N 01°54'02" W 331.37'

S 01°51'58" E (BASE OF BEARING)  
THE EAST LINE OF TRACT 52, EVERGLADES SUGAR AND  
LAND COMPANY'S SUBDIVISION OF SECTION 33, TOWNSHIP  
50 SOUTH, RANGE 41 EAST  
(P.B. 3, PG. 67, D.C.R.)

S.W. 76th AVENUE

EAST LINE OF SECTION 33,  
TOWNSHIP 50 SOUTH, RANGE 41 EAST

15.00'

TRACT LINE

N 87°28'32" E  
15.00'

15' RIGHT-OF-WAY PER  
D.B. 523, PG. 329, B.C.R.

PARCEL "A"  
"MECKS FARMS"  
P.B. 161, PG. 24, B.C.R.

### DESCRIPTION:

THE EASTERLY 15.00 FEET OF TRACT 52, EVERGLADES SUGAR AND LAND COMPANY'S SUBDIVISION OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 67 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, CONTAINING 4,972.3 SQUARE FEET (0.11 ACRES) MORE OR LESS.

### SURVEY NOTES:

1. THIS IS NOT A SURVEY. IT IS A GRAPHICAL REPRESENTATION OF THE LANDS AS DESCRIBED HEREON.
2. NO FIELD WORK HAS BEEN DONE AND NO CORNERS HAVE BEEN SET IN RELATION TO THIS SKETCH AND DESCRIPTION.
3. THERE MAY BE ADDITIONAL INFORMATION CONTAINED IN THE PUBLIC RECORDS THAT MAY AFFECT THIS PROPERTY.
4. BEARING REFERENCE:  
THE BEARINGS, AS SHOWN HEREON, ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 41 EAST. SAID LINE BEARS: SOUTH 01°53'58" EAST.

### LEGEND:

P.B. = PLAT BOOK  
D.B. = DEED BOOK  
PG. = PAGE  
B.C.R. = BROWARD COUNTY RECORDS  
D.C.R. = DADE COUNTY RECORDS

PREPARED BY:  
TROY N. TOWNSEND  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS 6425  
STATE OF FLORIDA

UPDATES / REVISIONS	DATE	BY	CHK'D
S&D OF R/W DEDICATION	11/11/09		

NOT VALID WITHOUT THE SIGNATURE  
AND THE ORIGINAL RAISED SEAL OF A  
FLORIDA LICENSED SURVEYOR AND MAPPER.  
THE SURVEY DEPICTED HEREON IS NOT COVERED  
BY PROFESSIONAL LIABILITY INSURANCE.

SHEET 1 OF 1

NOTE: THE UNDERSIGNED AND PILLAR CONSULTANTS, INC. MAKE  
NO REPRESENTATIONS OR GUARANTEES AS TO THE COMPLETENESS OF THE  
INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY,  
SET-BACK LINES, RESERVATIONS, AGREEMENTS OR OTHER MATTERS OF RECORD.  
THIS INSTRUMENT IS INTENDED TO REFLECT OR SET FORTH ONLY THOSE ITEMS  
SHOWN IN THE REFERENCES ABOVE. PILLAR CONSULTANTS, INC.  
DID NOT RESEARCH THE PUBLIC RECORDS FOR MATTERS AFFECTING THE LANDS  
SHOWN.

NOTE: THIS INSTRUMENT IS THE PROPERTY OF PILLAR CONSULTANTS, INC.  
HAPPING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT  
WRITTEN PERMISSION OF PILLAR CONSULTANTS, INC.

Job No.: 05079

Drawn By: TNT

Checked By: TNT

Scale: NOT TO SCALE

## QUIT CLAIM DEED

Prepared by: Robert Lederman, Esquire  
1541 Sunset Drive - Suite 201  
Coral Gables, Florida 33143

Grantor's Address: 1895 NE 214 Terrace, North Miami Beach, Florida, 33179  
Grantee's Address : 6591 Orange Drive, Davie, Florida, 33314  
Grantee's Social Security Number:

**THIS INDENTURE**, made this 22<sup>nd</sup> day of February, 2010, between **DAVIE ACRES LLC**, a Florida limited liability company, as Grantor, and **TOWN OF DAVIE**, of the County of Broward, State of Florida, as Grantee.

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the Grantees, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantees forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described land, situate, lying and being in Broward County, Florida:

The Easterly 15.00 Feet of Tract 52, Everglades Sugar and Land Company's Subdivision of Section 33, Township 50 South, Range 41 East, according to the Plat thereof, as recorded in Plat Book 3, at Page 67, of the Public Records of Broward County, Florida.

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

ASA

IN WITNESS WHEREOF, Grantor has caused these presents to be signed in its name by its proper Managing Member the day and year above written.

Signed, sealed and delivered  
in our presence:

DAVIE ACRES LLC,  
a Florida limited liability company

Mina Vuletic  
Witness Print Name: MINA VULETIC

By: [Signature] (SEAL)  
Albert J. Angel, Managing Member

A. Haf Nay  
Witness Print Name: Ashley H Nay

STATE OF FLORIDA                     )  
  ) SS  
COUNTY OF MIAMI-DADE            )

The foregoing instrument was acknowledged before me on this 22 day of February, 2010, by Albert J. Angel, Managing Member of Davie Acres, LLC, a Florida limited liability company, on behalf of the limited liability company. He is personally known to me or has produced \_\_\_\_\_, as identification and did not take an oath.

[Signature]  
Notary Print Name: Jorge A. Vicens

my commission expires:

